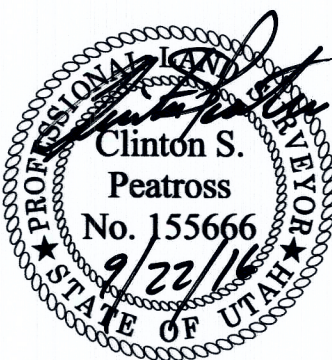


RECORD OF SURVEY AND  
MINOR SUBDIVISION FOR

LEON ROSS  
TO BE KNOWN AS  
TERI'S COVE  
MINOR SUBDIVISION  
PHASE II

LOCATED IN SECTIONS 25 AND 26  
TOWNSHIP 1 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Leon and Tera Lee Ross, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTIONS 25 AND 26

PORTION IN SECTION 25

Beginning at the West Quarter Corner of Section 25; thence North 0°02'27" East 1939.94 feet along the West section line; thence South 77°00'00" East 1345.45 feet to a point on the East line of the West Half of the Northwest Quarter; thence South 0°02'42" West 1626.85 feet along said East line to the Southeast Corner of said W1/2 of said NW1/4; thence South 89°32'39" West 1311.11 feet along the South line of said W1/2 of said NW1/4 to the point of beginning, containing 53.679 acres.

PORTION IN SECTION 26

Beginning at the East Quarter Corner of Section 26; thence North 89°22'56" West 489.72 feet along the South line of the East Half of the Northeast Quarter; thence North 13°00'00" West 378.61 feet; thence North 17°03'23" East 696.07 feet; thence North 13°00'00" East 960.93 feet; thence South 77°00'00" East 160.01 feet to a point on the East section line; thence South 0°02'27" West 1939.94 feet along said East section line to the point of beginning containing 17.371 acres. 71.050 total acres.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

MAX LEON ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004

TERA LEE S. ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, MAX LEON ROSS and TERA LEE S. ROSS, TRUSTEES of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_

Notary Public

FOUND COUNTY MONUMENT AT THE EAST 1/4 CORNER OF SECTION 25.

FOUND ALUMINUM CAP ON REBAR AT THE SOUTH 1/4 CORNER OF SECTION 25.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Minor Subdivision plat. BASIS OF BEARING: North 0°02'27" East from the 1/4 Corner of Sections 25 and 26 to the Corner of Sections 23, 24, 25, and 26.

SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Leon Ross. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

CELL: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 8/4/2016 DATE PLOTTED: \_\_\_\_\_  
SHEET: 1 OF 1 FILE NAME: LEON ROSS JOB# 1251

County Surveyor's File # 3393

POSITION OF THE NORTH 1/4 CORNER OF SECTION 26 TAKEN FROM RECORD OF SURVEY #1401

FOUND 2 1/2" DIA. ALLUM. CAP ON REBAR AT THE SECTION CORNER

FOUND 5/8" REBAR AT THE NORTH 1/4 CORNER SECTION 25.

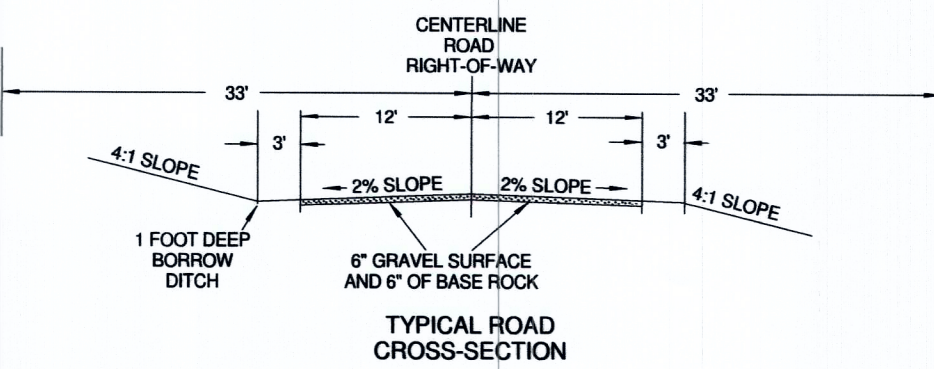
LINE	BEARING	DISTANCE
L-1	N 52°00'00" W	103.04'
L-2	N 74°00'00" W	255.00'
L-3	N 39°00'00" W	200.00'
L-4	N 9°00'00" E	140.00'
L-5	N 46°00'00" W	70.00'
L-6	S 55°00'00" W	325.00'
L-7	S 88°00'00" W	240.00'
L-8	N 77°00'00" W	100.00'
L-9	N 36°00'00" W	75.00'
L-10	N 86°00'00" W	40.60'
L-11	S 73°00'00" W	200.00'
L-12	S 51°00'00" W	140.00'
L-13	N 70°00'00" W	155.00'
L-14	N 36°00'00" E	125.00'
L-15	S 85°00'00" W	120.00'
L-16	N 12°00'00" E	116.86'
L-17	N 60°00'00" E	170.00'
L-18	N 44°00'00" E	345.00'
L-19	N 64°00'00" E	212.86'
L-20	N 64°00'00" E	187.14'
L-21	N 18°00'00" E	195.00'
L-22	N 63°00'00" E	240.00'
L-23	N 83°00'00" E	75.00'
L-24	N 35°00'00" E	154.61'
L-25	N 12°00'00" E	158.00'
L-26	N 16°00'00" W	100.00'
L-27	N 18°00'00" E	245.00'
L-28	N 49°00'00" W	240.00'
L-29	N 88°00'00" W	95.00'
L-30	S 66°00'00" W	135.00'
L-31	S 78°00'00" W	185.00'

FOUND ALUMINUM CAP ON REBAR AT THE WEST 1/4 CORNER OF SECTION 26.

2630.16' S 89°22'56" E 1320.89'

2605.13' N 0°07'33" E

FOUND ALUMINUM CAP ON REBAR AT THE SOUTH 1/4 CORNER OF SECTION 25.



SCALE: 1" = 200'  
● = 5/8"X24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666

SECTION 23  
SECTION 26

SECTION 24  
SECTION 25

1/4 CORNER TO SECTION CORNER

LOT 10  
AGRICULTURAL LOT  
9.483 ACRES

LOT 7  
AGRICULTURAL LOT  
8.382 ACRES

LOT 8  
AGRICULTURAL LOT  
11.883 ACRES

LOT 9  
AGRICULTURAL LOT  
5.111 ACRES

LOT 6  
AGRICULTURAL LOT  
6.367 ACRES

LOT 4  
AGRICULTURAL LOT  
5.823 ACRES

LOT 5  
AGRICULTURAL LOT  
5.363 ACRES

LOT 1  
AGRICULTURAL LOT  
7.486 ACRES

LOT 3  
AGRICULTURAL LOT  
5.866 ACRES

LOT 2  
AGRICULTURAL LOT  
5.346 ACRES

FOUND MOUND OF STONES ALONG EAST-WEST FENCE LINE AT THE 1/4 CORNER OF SECTIONS 25 AND 26.

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number \_\_\_\_\_  
County of Duchesne

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_ Shelley Brennan Duchesne County Recorder